

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 5200 MCKINNEY FALLS PARKWAY AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2021-0107, on file at the Housing and Planning Department, as follows:

13.96 acres of land out of the Santiago Del Valle Grant, Abstract No. 24, Travis County, Texas, being a 13.82 acre portion of a certain called 229.712 acre tract described in Exhibit "A" in the deed to MVE Venture, Ltd. of record in Document No. 2010195929, Official Public Records of Travis County, Texas; and a 0.14 acre of a called 0.71 acre tract described as Tract 2 in the Deed to Merle Goodnight, Trustee, as recorded in Volume 4189, Page 191, Deed Records of Travis County, Texas, said 13.96 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 5200 McKinney Falls Parkway in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2021.

**PASSED AND APPROVED**

\_\_\_\_\_, 2021      § \_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
Anne L. Morgan      Jannette S. Goodall  
City Attorney      City Clerk

“EXHIBIT \_\_”

FIELD NOTES DESCRIPTION

DESCRIPTION OF 13.96 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 229.712 ACRE TRACT DESCRIBED IN EXHIBIT ‘A’ IN THE DEED TO MVE VENTURE, LTD. OF RECORD IN DOCUMENT NO. 2010195929, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND 0.14 OF ONE ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 0.71 ACRE TRACT DESCRIBED AS BEING THE LAND LYING BETWEEN THE SOUTHWESTERLY LINE OF A CERTAIN CALLED 229.712 ACRE TRACT DESCRIBED IN EXHIBIT ‘A’ IN THE DEED TO MVE VENTURE, LTD. OF RECORD IN DOCUMENT NO. 2010195929, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE APPROXIMATE CENTERLINE OF UNION CREEK; SAID 0.71 ACRE BEING THE CALLED 0.71 ACRE TRACT DESIGNATED AS TRACT NO. 2 IN THE DEED TO MERLE GOODNIGHT, TRUSTEE, OF RECORD IN VOLUME 4189, PAGE 191, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 13.96 ACRES OF LAND, BEING COMPRISED OF TRACT 1 – 13.82 ACRES AND TRACT 2 – 0.14 OF ONE ACRE, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**TRACT 1 – 13.82 ACRES:**

**BEGINNING** at a 5/8-inch iron rod with a 2-inch aluminum cap stamped “Texas Parks & Wildlife Boundary Corner” found in the west right-of-way line of McKinney Falls Parkway, a variable-width right-of-way, in the west line of a certain called 12.344 acre tract described in the deed to Travis County, Texas of record in Volume 10064, Page 738, Real Property Records of Travis County, Texas, at the southeast corner of a certain called 1.571 acre tract described in the deed to the Texas Parks and Wildlife Department of record in Document No. 2002089322, Official Public Records of Travis County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

**THENCE** leaving the southeast corner of the said 1.571 acre tract, crossing the said 229.712 acre tract, with the west right-of-way line of said McKinney Falls Parkway, with the west line of the said 12.344 acre tract, with the east line of the tract described herein, the following nine (9) courses and distances:

1. S 41°23’33” W, a distance of 543.71 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for an angle point,
2. N 47°47’54” W, a distance of 20.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for an angle point,
3. S 41°23’20” W, a distance of 200.00 feet to a ½-inch iron rod found at an angle point,
4. N 50°15’31” W, a distance of 10.21 feet to a ½-inch iron rod found at an angle point,
5. S 41°21’01” W, a distance of 200.07 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for an angle point,
6. N 48°38’59” W, a distance of 10.00 feet to a bent ½-inch iron rod found at an angle point,
7. S 41°23’32” W, a distance of 698.98 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for an angle point,
8. S 48°36’28” E, a distance of 40.00 feet to a ½-inch iron rod with a plastic cap stamped “LANDDEV” set for an angle point, and
9. S 41°23’32” W, a distance of 239.86 feet to a calculated point in the south line of the said 229.712 acre tract, same being the north line of a certain called 0.71 acre tract, described as being the land lying between the southwesterly line of the said 229.712 acre tract and the approximate center line of Onion Creek, of record in the said deed to MVE Venture, Ltd. of record in Document No. 2010195929, Official Public Records of Travis County, Texas, said 0.71 acre being the called 0.71 acre tract designated as Tract No. 2 in the deed to Merle Goodnight, Trustee, of record in Volume 4189, Page 191, Deed Records of Travis County, Texas, for the southeast corner of the tract described herein;

**THENCE** N 36°29’16” W, leaving the west right-of-way line of said McKinney Falls Parkway, and the west line of the said 12.344 acre tract, with the southwest line of the said 229.712 acre tract, same being the north line of the said 0.71 acre tract, with the south line of the tract described herein, a distance of 168.97 feet to a ½-inch iron rod with a plastic cap stamped



"LANDDEV" set in the called "north south boundary line" of that certain Boundary Line Agreement between Z.T. Scott and the Capital National Bank of Austin, trustee, Merle Goodnight, O.D. Bradsher, Sr. and O.D. Bradsher, Jr., and J.N. Jones and Katherine H. Jones, of record in Volume 4213, Page 209, Deed Records of Travis County, Texas, in the east line of a certain called 574.809 acre tract designated as Tract No. 1 and described in the deed to the Texas Parks and Wildlife Department of record in Volume 4191, Page 1562, Deed Records of Travis County, Texas, for the southwest corner of the said 229.712 acre tract and the northwest corner of the said 0.71 acre tract, for the southwest corner of the tract described herein;

**THENCE** with the "north south boundary line" of the said Boundary Line Agreement, with the northwest line of the said 229.712 acre tract, and the east line of the said 574.809 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 31°36'44" E, a distance of 622.39 feet to a ½-inch iron pipe found at an angle point,
2. N 62°23'44" E, a distance of 76.55 feet to a calculated point for an angle point, from which a 60-d nail found bears N 44°47'01" W, a distance of 1.81 feet,
3. N 25°48'45" E, a distance of 921.16 feet to a ½-inch iron pipe found at an angle point, and
4. N 26°18'36" E, a distance of 426.06 feet to a ½-inch iron rod with a plastic cap stamped "KC ENG" found at the southwest corner of the said 1.571 acre tract, for the northwest corner of the tract described herein, from which a 5/8-inch iron rod with a 2-inch aluminum cap stamped "Texas Parks & Wildlife Boundary Corner" found in the east line of the said 574.809 acre tract, and the west line of the said 229.712 acre tract, at the northwest corner of the said 1.571 acre tract, same being an angle point in the west line of a certain called 33.900 acre tract described in the deed to the Board of Trustees of the Del Valle Independent School District of record in Document No. 2002068034, Official Public Records of Travis County, Texas, bears N 26°13'36" E, a distance of 243.57 feet;

**THENCE** leaving the "north south boundary line" of the said Boundary Line Agreement, and the east line of the said 574.809 acre tract, crossing the said 229.712 acre tract, with the south line of the said 1.571 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the left, having a radius of 600.00 feet, an arc distance of 412.80 feet, and a chord which bears S 28°55'31" E, a distance of 404.71 feet to a 5/8-inch iron rod with a 2-inch aluminum cap stamped "Texas Parks & Wildlife Boundary Corner" found at a point-of-tangency, and
2. S 48°36'04" E, a distance of 220.75 feet to the **POINT OF BEGINNING** and containing 13.82 acres of land, more or less.

**TRACT 2 – 0.14 OF ONE ACRE:**

**BEGINNING** at a ½-inch iron rod with a plastic cap stamped "LANDDEV" (Grid Coordinates= N: 10,040,703.15, E: 3,122,868.42) set in the called "north south boundary line" of that certain Boundary Line Agreement between Z.T. Scott and the Capital National Bank of Austin, trustee, Merle Goodnight, O.D. Bradsher, Sr. and O.D. Bradsher, Jr., and J.N. Jones and Katherine H. Jones, of record in Volume 4213, Page 209, Deed Records of Travis County, Texas, in the east line of a certain called 574.809 acre tract designated as Tract No. 1 and described in the deed to the Texas Parks and Wildlife Department of record in Volume 4191, Page 1562, Deed Records of Travis County, Texas, for the southwest corner of the said 229.712 acre tract and the northwest corner of the said 0.71 acre tract, for the northwest corner and **POINT OF BEGINNING** of the tract described herein, from which a ½-inch iron pipe found in the "north south boundary line" of the said Boundary Line Agreement, at an angle point in the west line of the said 229.712 acre tract and the east line of the said 574.809 acre tract bears N 31°36'44" E, a distance of 622.39 feet;

**THENCE** S 36°29'16" E, leaving the called "north south boundary line" of the said Boundary Line Agreement, and the east line of the said 574.809 acre tract, with the southwest line of the said 229.712 acre tract, same being the north line of the said 0.71 acre tract, with the northeast line of the tract described herein, a distance of 168.97 feet to a calculated point in the west right-of-way line of McKinney Falls Parkway, a variable-width right-of-way, in the west line of a certain called 12.344 acre tract described in the deed to Travis County, Texas, of record in Volume 10064, Page 738, Real Property Records of Travis County, Texas, for the northeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "LANDDEV" set at an angle point in the west right-of-way line of said McKinney Falls Parkway and the west line of the said 12.344 acre tract bears N 41°23'32" E, a distance of 239.86 feet;

**THENCE** S 41°23'32" W, leaving the southwest line of the said 229.712 acre tract, crossing the said 0.71 acre tract, with the west right-of-way line of said McKinney Falls Parkway, and the west line of the said 12.344 acre tract, with the southeast line of the tract described herein, a distance of 35.83 feet to a calculated point at the intersection of the approximate centerline of Onion Creek with the west right-of-way line of said McKinney Falls Parkway, at the northeast corner of a certain called 12.459 acre tract

described in the deed to the Texas Parks and Wildlife Department of record in Document No. 2011004467, Official Public Records of Travis County, Texas, for the southeast corner of the tract described herein;

**THENCE** N 37°28'50" W, with the meanders of the approximate centerline of Onion Creek, with the north line of the said 12.459 acre tract, with the south line of the said 0.71 acre tract, with the southwest line of the tract described herein, a distance of 161.32 feet to a calculated point at a southeast corner of the said 574.809 acre tract, same being the southwest corner of the said 0.71 acre tract, for the southwest corner of the tract described herein;

**THENCE** N 31°36'44" E, with the east line of the said 574.809 acre tract, and the west line of the said 0.71 acre tract, with the west line of the tract described herein, a distance of 40.77 feet to the **POINT OF BEGINNING** and containing 0.14 of one acre of land, more or less.

**FOR A TOTAL AREA OF 13.96 ACRES BEING ALL OF TRACT 1 – 13.82 ACRES AND TRACT 2 – 0.14 OF ONE ACRE OF LAND.**

**Bearing Basis:** Texas Coordinate System, Central Zone (4203), NAD 83(2011), Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of September and October, 2020.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 15<sup>th</sup> day of June 2021 A.D.

LANDDEV CONSULTING, LLC  
5508 Highway 290 West, Suite 150  
Austin, Texas 78735

  
Ernesto Navarrete  
Registered Professional Land Surveyor  
No. 6642 – State of Texas





(1.571 AC.)  
SPECIAL WARRANTY DEED  
TEXAS PARKS AND WILDLIFE DEPARTMENT KC  
DOCUMENT NO. 2002089322,  
O.P.R.T.C.TX.

(33.900 ACRES)  
SPECIAL WARRANTY DEED  
BOARD OF TRUSTEES OF THE DEL VALLE  
INDEPENDENT SCHOOL DISTRICT  
DOC. NO. 2002068034  
O.P.R.T.C.TX.

# SANTIAGO DEL VALLE GRANT ABSTRACT NO. 24

(574.809 ACRES)  
TRACT NO. 1  
WARRANTY DEED  
STATE OF TEXAS  
VOL. 4191 PG. 1562  
D.R.T.C.TX.

TRACT 1 ~ 13.82 ACRES  
PORTION OF  
(229.712 ACRES)  
SPECIAL WARRANTY DEED  
EXHIBIT A  
MVE VENTURE, LTD.  
DOC. NO. 2010195929  
O.P.R.T.C.TX.

P.O.B.  
TRACT 1

13.96 ACRES

(12.344 ACRES)  
GENERAL WARRANTY DEED  
TRAVIS COUNTY, TEXAS  
VOL. 10084 PG. 738, O.P.R.T.C.TX.

NORTH SOUTH BOUNDARY LINE  
AGREEMENT  
VOL. 4213, PG. 209, D.R.T.C.TX.  
(N 35°40' E 622.39')  
(N 31°36' 44" E 622.39')  
APPROXIMATE CENTERLINE  
OF UNION CREEK  
AS LOCATED OCTOBER 2020

(12.459 ACRES)  
GENERAL WARRANTY  
DEED  
TEXAS PARKS AND  
WILDLIFE DEPARTMENT  
DOC. NO. 2011004467  
O.P.R.T.C.TX.  
FILE No. 1425

PORTION OF  
TRACT NO. 2  
(CALLED APPROXIMATELY 0.71 ACRES)  
MVE VENTURE, LTD.  
DOC. NO. 2010195929  
O.P.R.T.C.TX.

MCKINNEY FALLS PARKWAY  
(VARIABLE WIDTH R.O.W.)  
(S 43°49'52" W 698.98')  
(S 41°23'32" W 698.98')

## LEGEND

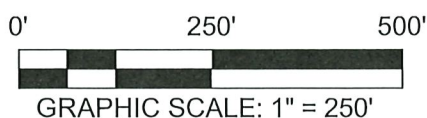
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET
- KC ● 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KC ENG" FOUND
- IRON ROD WITH A 2" ALUMINUM CAP STAMPED "TEXAS PARKS & WILDLIFE BOUNDARY CORNER"
- ⊙ 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

## SURVEY SKETCH to Accompany Description:

13.96 ACRES  
TRACT 1 ~ 13.82 ACRES & TRACT 2 ~ 0.14 ACRE  
SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
TRAVIS COUNTY, TEXAS



TBPE NO: 16384 · TBPLS NO: 10194101  
5508 HIGHWAY 290 WEST SUITE 150  
AUSTIN, TX 78735 512.872.6696  
LDCTEAMS.COM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°22'47" W	205.62'
L2	N 47°47'54" W (S 46°10'08" E)	20.00' (20.00')
L3	S 41°23'20" W (N 43°49'52" E)	200.00' (200.00')
L4	N 50°15'31" W (S 46°10'08" E)	10.21' (10.00')
L5	S 41°21'01" W (N 43°49'52" E)	200.07' (200.00')
L6	N 48°38'59" W (S 46°10'08" E)	10.00' (10.00')
L7	S 48°36'28" E (N 46°10'08" W)	40.00' (40.00')
L8	S 41°23'32" W	239.86'
L9	N 36°29'16" W	168.97'
L10	N 62°23'44" E (N 64°27' E)	76.55' (76.55')
L11	S 48°36'04" E (N 46°35'04" W)	220.75' (220.93')
L12	-----	---
L13	S 41°23'32" W (S 43°49'52" W)	35.83'
L14	N 37°28'50" W (S 35°33'36" E)	161.32' (159.42')
L15	N 31°36'44" E (N 35°40' E)	40.77'

## NOTES:

1. BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, FIPS 4203 NAD83.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS; TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999958.

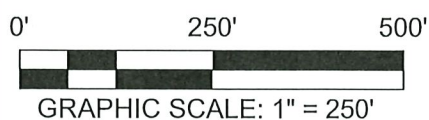
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	600.00'	412.80'	39°25'10"	S 28°55'31" E	404.71'
	(600.00')	(413.04')	(26°54'48")	(N 26°51'48" W)	(404.93')

FILE No. 1425

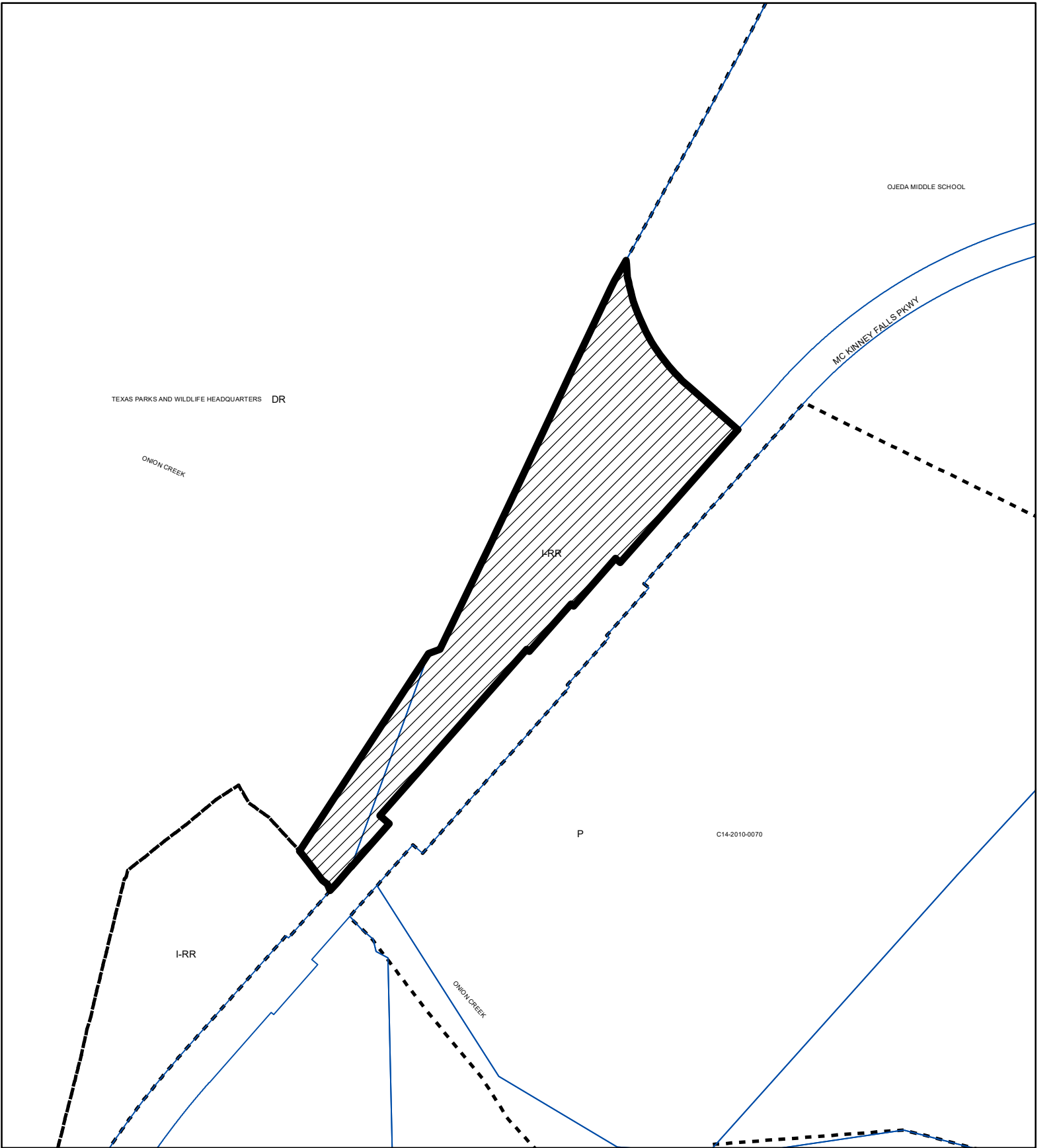


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 LDCTEAMS.COM

## SURVEY SKETCH to Accompany Description:



13.96 ACRES  
 TRACT 1 ~ 13.82 ACRES & TRACT 2 ~ 0.14 ACRE  
 SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24  
 TRAVIS COUNTY, TEXAS



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2021-0107

Exhibit B

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 6/30/2021